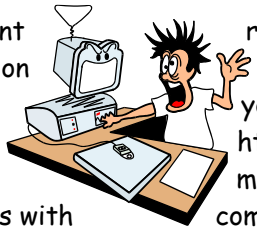
MARIPOSA HOMEOWNERS ASSOCIATION NEWSLETTER

http://mariposahoa.org

Volume 5, Issue 1 March, 2003

Mariposa Web Site

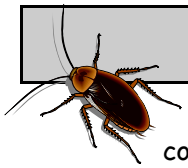
For those of you that haven't found out yet, the Mariposa HOA Web Site is back up and running and is better than ever! After repeated requests to restore this service, we have answered your requests with a passion. The site should serve as a source of knowledge as well as community pride.



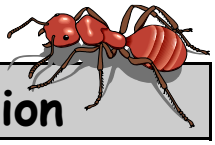
Do you need assistance with home improvement requests, need to contact our property manager, need to stay abreast of the newest information or review past newsletters? Do you want to sell something or find a great deal on something you're looking for? You just might find right here in our neighborhood? Visit our web site at http://mariposahoa.org. Also, please email us at comments@mariposahoa.org with any comments, suggestions and/or ideas about the web site – it can always be improved. Also email us with comments or article ideas for the newsletter.

Does this mean that the newsletter is dead? We hope not! Unfortunately we have lost our last two newsletter people and this committee, as well as others, is sorely lacking warm bodies. We will make every effort to continue the newsletters as frequently as possible. To that end if anyone wishes to assist this effort please email us.

Pest Control



Mariposa HOA has hired a new pest control company. Paul Taylor Pest Control will be spraying at our complex every month around the buildings and common areas for a multitude of insects. They will respond as quickly as possible to any common area pest issue if you call the number below. Paul Taylor Pest Control is also offering Mariposa residents a reduced rate to spray inside your home. They will spray inside your home for a fee of $25 (ants, fleas, etc.) - call 619.429.7570 and tell them you're a Mariposa resident.



Better Late than Never!

Welcome Al Millstine!! Al has been elected as our newest Board Member filling the vacancy left by the departure of Dave and Mary Jo Bisson from our neighborhood.

Please welcome Al and support him in his new role serving our community.

Board Meetings:
The 4th Tuesday of every month, 6:30 pm at the pool.

Building Restoration

Our recent effort to beautify our buildings has come to a successful conclusion. Each building was meticulously cleaned, bad spots sealed and the trim painted by Savage Painting. They did a wonderful job and our community looks the better for it.

Stay tuned as we have more work in store for this year; driveways, roofs and our continued efforts at the pool (see Pool Gate, next page).

Mariposa's Property Manager

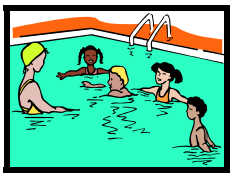
Jim Cauley

Property Management Associates
3936 Hortensia Street
San Diego, CA 92110

Phone: 619.296.7980
FAX: 619.291.7849
Email: jim@pmamgt.com

Pool Gate

Our newest pool improvement is coming April 1st and that's no joke. The current gate lock has long been outdated and the keys were never really secure. Come April 1st your keys will no longer work and the pool's bathroom doors will no longer require keys. The gate however will be secured by a digital system that will ensure that only Mariposa residents gain access to the pool and usage will be monitored.



Prior to April 1st every home in Mariposa will be issued a free keyless gate passkey (credit card size) or for a $5 fee you can elect to receive the key chain style passkey. These passkeys are uniquely coded and records will be kept identifying it to your home. If you lose, mutilate or give away your passkey and request a new one, your old one will be deactivated and the newly issued one will have a different code. A replacement passkey will cost $20 ($25 for the key chain style). In order to receive your new passkey you must provide your name, unit address, phone number and desired passkey style (and optional fee) to our property manager before April 1st. Only one passkey will be issued to one resident of each unit (either the resident owner or a designated tenant — owner's name is required for tenants).

✔ *Notice to non-resident owners:* Just a reminder that it is your responsibility (actually a requirement - see Rules and Regulations) to notify our property manager when a tenant of yours either vacates or moves into your property. It is important that we know this information to better server all the residents of Mariposa, including our renters.

Rules, Rules, Rules...

Unfortunately, this section of our newsletter has become all too common. The Board and our property manager are getting numerous complaints about the same issues over and over again. These are really simple things that just come down to being considerate of your fellow neighbor. For those of you who don't know our rules you can download them from the "forms and documents" page on our web site at http://mariposahoa.org or contact Jim, our property manager to get a copy.

✔ *Notice to non-resident owners:* It is your responsibility to provide a copy of Mariposa's Rules and Regulations to every new tenant of your property.

Noise: We are lucky that we live in a nice secluded area of town and that our builder built some fairly decent sound protection into our common walls but we still live ***very*** close to each other. If you are outside talking or inside your home in the back (driveway) side of your unit with the windows open, trust me your neighbors can hear you. It's not their responsibility to close up their house to buffer you out but yours to be considerate of them. The biggest culprit has been parties and animals. Please make every effort to keep your animals quiet, especially if you leave them alone during the day (leave an occupying toy, etc.). If you're going to have a party, try notifying or inviting your immediate neighbors so they know what to expect and even then, keep your guests contained to inside your home as much as possible and ask them to respect your neighbors. It's really not all that hard and trust me, one day when the shoe is one the other foot, you'll appreciate the effort.

Dogs: Most of our dog owners adhere to our animal rules but a select few are not and the number of complaints have continued to rise. Mariposa requires that ***all*** dogs be on a lease and accompanied by their owner while in our community and said owner is required to pick up after their dog. City of San Diego laws apply. The next time you're considering not cleaning up after your dog, imagine that you work on Frank's landscaping crew… weeding, trimming, mowing and you step in or mow over the present left for you the night before. Not a particularly pleasant visualization is it? Frank's crew work very hard to make Mariposa look its best for us and they deserve better, as does everyone living in Mariposa.